



Order Filed on August 12, 2024
by Clerk,
U.S. Bankruptcy Court
District of New Jersey

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY**

**McMANIMON, SCOTLAND
& BAUMANN, LLC**

75 Livingston Avenue, Suite 201
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Counsel for Mark Politan, Ch. 11 Trustee

In re:

**WHAIRHOUSE LIMITED LIABILITY
COMPANY,¹**

Debtors.

Case No. 23-17272 (SLM)


Chapter 11

(Jointly Administered)

**STIPULATION AND CONSENT ORDER RESOLVING TLOA OF NJ, LLC'S
MOTION FOR RELIEF FROM THE AUTOMATIC STAY**

The relief set forth on the following pages, numbered two (2) through three (3) is hereby
ORDERED.

DATED: August 12, 2024


Honorable Stacey L. Meisel
United States Bankruptcy Judge

¹ The Debtors in these Chapter 11 case, along with their case numbers are as follows: Whairhouse Limited Liability Company (Case No. 23-17272 (SLM)), and Taylor Court Apartments LLC (Case No. 23-16641 (SLM)).

Debtor: Whairhouse Limited Liability Company
Case No. 23-17272 (SLM)
Caption: Stipulation and Consent Order Resolving TLOA of NJ, LLC's Motion for Relief from the Automatic Stay

This Stipulation and Consent Order (the "Stipulation") is entered into by the TLOA of NJ, LLC (TLOA) and Mark Politan, Chapter 11 Trustee for Whairhouse Limited Liability Company, the Chapter 11 Debtor ("Whairhouse LLC") (the "Trustee" and together the "Parties"), by and through they undesigned counsel.

WHEREAS, on August 22, 2023, an involuntary petition for relief under chapter 11 of the Bankruptcy Code was filed against Whairhouse LLC by petitioning creditors, Alexis Morriolo, Frank Robinson, Michael Ventura, Rg3 LLC, Jermaine and Faleena Andujar, Samme Sheika, Nicholas Tiah, Jonathan Gunn, and Ramon Garcia. Case No. 23-17272; ECF 1.

WHEREAS, on October 4, 2023, the Court entered an Order Appointing a Chapter 11 Trustee. ECF 20.

WHEREAS, On October 16, 2023, Mark Politan was appointed the Trustee. ECF 24.

WHEREAS, on February 1, 2024, the Order for Relief was entered. ECF 52.

WHEREAS, on July 23, 2024, TLOA filed a motion for relief from the automatic stay (the "Stay Motion") regarding the tax sale certificate encumbering the real property located at 523 Avenue, Paterson, New Jersey (the "Property"); and

WHEREAS, the Trustee is exploring a sale of the Property;

WHEREAS, the Parties wish to resolve this matter upon the terms and conditions set forth below:

NOW THEREFORE, IT IS HEREBY STIPULATED, by and among TLOA and the Trustee, by and through their undesigned counsel as follow:

1. TLOA will withdraw the Stay Motion without prejudice.

Debtor: Whairhouse Limited Liability Company
Case No. 23-17272 (SLM)
Caption: Stipulation and Consent Order Resolving TLOA of NJ, LLC's Motion for Relief
from the Automatic Stay

2. TLOA shall have thirty (30) days from the date the Stipulation is entered to file a proof of claim.

STIPULATED TO, CONSENTED TO, AND AGREED BY:

**McMANIMON, SCOTLAND
& BAUMANN, LLC**

PELLEGRINO & FELDSTEIN, LLC

By: /s/ Sari B. Placona
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Ch. 11 Trustee*

By: /s/ Deborah T. Feldstein
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Counsel for TLOA of NJ, LLC

Dated: August 8, 2024

Dated: August 8, 2024